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**DATE:** February 5, 2001

**TO:** File/Record/Applicant

**FROM:** Thomas Mathews, Director, Planning and Development Services Department

**SUBJECT:** Planning Application 00-0162 – Site Plan for model home complex within Tentative Tract 16103

Owner: Standard Pacific Homes

Agent: Jay Bullock, Planning Solutions

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**I. NATURE OF PROJECT:**

The proposed project is a site development permit to establish a model home sales complex for the first sale of homes in Tract 16103. The model complex is located at 29287 Sienna Parkway, located in Planning Area 3 of the Ladera Ranch Planned Community. The project consists of four (4) model homes, located on lots 3, 4, 5 and 6, and a temporary sales office located within the home on lot 3. The project parking lot is located on lots 1 and 2, and provides a total of twelve (12) off-street parking stalls, including one (1) handicapped stall. The project also includes typical signage, landscaping, trap fencing, and a maximum of 10 pennant flags. In addition, the complex includes a temporary open turf area with a restroom sited in the north west corner. The temporary turf area is located between the parking lot and the model home sales office.

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**II. REFERENCE:** (Authority for administrative action is given by what ordinance, regulation, etc.)

Orange County Zoning Code Sections 7-9-150 "Discretionary Permits and Procedures" and 9-1-136.1 "Temporary Uses and Structures", together with the Ladera Planned Community Program Text.

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**III. ENVIRONMENTAL DOCUMENTATION:**

The project is Categorically Exempt (Class 3) as defined by the California Environmental Quality Act.

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#### **IV. CERTIFICATION:**

I hereby certify that the subject proposal has been Conditionally Approved as noted below.

Thomas Mathews, Director, Planning and  
Development Services Department

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Chad Brown, Chief  
Site Planning and Consistency  
Section

#### **APPEAL PROCEDURE**

Any interested person may appeal the decision of the Director on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$ 760.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.

#### **ATTACHMENTS:**

Appendix A - Findings

Appendix B - Conditions of Approval